

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

APRIL 2018 V4 N04

**CHAIRMAN'S
MESSAGE**
page 3

**34TH ANNUAL
GOLF TOURNAMENT**
page 7

**PROFESSIONAL
DEVELOPMENT**
page 8

**WHAT'S
TRENDING**
page 10

**GOVERNMENT
AFFAIRS
CORNER**
page 14

**FLEXMLS
UPDATE**
page 19



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

2018 Board of Directors

**Jackson Horn**

Chairman of the Board/
CAR Director
Coldwell Banker Mason Morse
970.925.7000

jackson@masonmorse.com

**Krista Klees**

Chair-Elect
Palladium Properties
970.925.8088
krista@palladiumaspen.com

**Ashley Chod**

Treasurer
Aspen Associates Realty
970.544.5800
ashley@aspenassociatesrealty.com

**Evan Boenning**

CAR Director
Aspen Snowmass Sotheby's
Realty
970.429.3765

evan.boenning@sothebysrealty.com

**Chris Lewis**

CAR Director
Aspen Snowmass Sotheby's
International Realty
970.923.2006

chris.lewis@SIR.com

**Carla Van Alstyne**

Secretary
Aspen Snowmass Sotheby's
International Realty
970.618.7124

carla.vanalstyne@sothebysrealty.com

**Stacey Kelly**

Vice Chair
Douglas Elliman
Real Estate
970.923.4700

stacey.kelly@elliman.com

**Maggie Melberg**

Director A
Aspen Snowmass Sotheby's
International Realty
970.618.8658

maggie.melberg@sothebysrealty.com

**Karen Peirson**

Director B
Destination Holdings
970.963.0400

kpeirson@destinationsholdings.com

**Alexandra George**

Legislative/Political Affairs
Director
Carruth Properties Roaring Fork Club
304.561.8760

ageorge@roaringforkclub.com

**Brenda Wild**

Appt. MLS Director
ReMax Premier Properties
970.429.8275

brendawildaspen@gmail.com

**Rod Woelfle**

Appt. Past Chair
Coldwell Banker Mason Morse
970.404.3882

rod@masonmorse.com

STAFF

Maria Cook

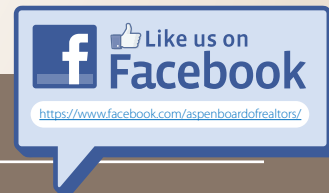
Chief Executive Officer
maria@aspenrealtors.com

Nicole Hammes

Membership Coordinator
nicole@aspenrealtors.com

Katie Finnigan

ABOR Staff
events@aspenrealtors.com



Our **MISSION** is to serve our members by providing programs and services that empower them to conduct their business successfully with integrity and competence.

aspenglenwoodmls.com



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

Hope you enjoy the summarized recap below of ABOR's history – the information was recently submitted by Past Presidents of the Aspen Board of REALTORS. We've come a long way!

[CLICK HERE](#) to view the full version.

1972

ASPEN BOARD OF REALTORS®
The Voice For Real Estate In The Roaring Fork Valley

2018

ABOR History & Highlights

1970's

1971 :: ABOR receives REALTOR® Association Charter from NAR.

1972 Bill Heldman :: Richard Nixon, US President. The Aspen Board of REALTORS® became a real estate organization with 6 office locations and 30 real estate agents.

1973 Bill Mason

1974 Tony Scheer :: Gerald R. Ford, US President. There were 7 offices in the Aspen Board of REALTORS® in 1974 (today there are 182) Real Estate Information was FAXED to the offices, the biggest challenge/accomplishment at the time was opening new office locations.

1975 Kit Carson :: 1978 Bill Heldman

1977 Robert Thom :: Jimmy Carter, US President.

1978 Jim Martin

1979 Bill Stirling :: Inflation was soaring. Average studio/condo price was \$125,000. First REALTOR® elected Mayor of Aspen! (Bill ran on a controlled growth platform slogan... "out the crap" and put the people back in charge"). By 1979 snowmaking machines were installed at the base of the 3 mountains as a result of the disastrous winter of 76/77. Aspen's dual season economy was its salvation. Not long after that other Ski Resort Towns began to emulate our cultural, musical and intellectual summer model. The leadership of ABOR attended the Annual CAR state convention at the Broadmoor Hotel in Colorado Springs for the first time, raising ABOR's consciousness about the importance of continuing education. Bill was the 1st Mountain District Chairman from Aspen @ CAR level.

1980's

1980 Janine (Sharkey) Hill :: Unemployment soaring, reaching 10.4% in 1982. Mortgage rates almost 20%.

1981 Robert George :: Ronald Reagan, US President.

1982 BJ Adams :: Major recession as interest rates soar to the 18-20% range. Implementation of a real estate transfer tax in Snowmass Village. A plat map notebook was created which included neighborhoods from Aspen to Missouri Heights, which was a bible for agents prior to the electronic MLS system.

1983 Radline Simpson :: 1984 Steve Hach

1985 Rick Griffin :: First Heldman King REALTOR® Classic.

1986/87 Penney Evans-Carruth :: ABOR was quite involved in local politics and many REALTORS® attended City Council and County Commissioner Meetings. REALTORS® served on many influential study groups including re-writes to the Aspen City Code and were highly involved in giving second homeowners a voice in local rules that dramatically affected them.

The "Attorney/Realtor" Committee was very active as private property rights were being challenged with increased regulations. I.e. "the fireplace restriction" and ADU guidelines. Succession leadership was implemented (President-Elect) to promote and train new leadership. Also, a board newsletter was implemented to enhance member communications.

1988 Evan Boenning :: Lift Tickets were \$30 per day and 60% of town's revenue was received in winter. Computerization of the MLS system set off a firestorm from the older members who believed that computers would not catch on and that the MLS Books would continue to be the source of MLS information. Conducted a search and hired a new AE. Marvin Davis files in his Hollywood crowd, agents call the papers announcing arrival of entertainers and paparazzi are seen in town. Fur was a no-no, and Aspen was the winter place to be. Growth vs no growth was a constant controversy as high-profile people were visiting and buying in Aspen.

1989 Anne Austin :: George H.W. Bush, US President.

1990's

1990 Gary Feldman :: ABOR was at the center of a political firestorm. Bill Stirling survived a mayoral recall. Gary hosted and moderated a luncheon addressing the controversy. The following day the Aspen Times headlines read "REALTORS® Boo the Mayor".

1991 Terry Morse :: 1992 Caroline Christensen

1993 Steve Elliot :: William "Bill" Clinton, US President. 1st Annual REALTOR® Charity Ski Race for the Neighbor to Neighbor community project.

1994 Kay Ambrose

1995 Carol Hood Peterson :: The Board Watch Program was implemented, the board hired a scribe to record minutes at City of Aspen and BOCC meetings – to keep up with any land use changes. ABOR had an Attorney/REALTOR® committee to interpret the actions of the city and to protect private property rights for the public. The Aspen Board of REALTORS® was featured in the "In-Flight Airways" magazine.

1996/97 Leah Moriarty :: REALTOR.COM launched.

1998 Guy DeCarlo :: Implemented ASPEN/SNOWMASS Weekly Caravans.

1999 Arleen Ginn :: There were 425 Members of ABOR (today there are 650). The greatest challenge was the rapidly changing technology – shifting the way REALTORS® do business.

There was a push by a segment of the REALTOR® community to do away with "signs" and to raise REALTOR® fees to get rid of the "non-professionals" in the industry. With Y2K around the corner, people were buying up generators – so they could run their computers, when the world stopped. The MLS Committee signed a contract with Paragon launching the "online" MLS System.

2000's

2000 Cathi Rowley :: Discussions began to merge the MLS's in the Roaring Fork Valley to save the membership the added work of entering listings into two MLS systems. Suzanne Frazier starts working at ABOR to manage MLS.

2001 Maureen Stapleton :: George W. Bush, US President. The world was rocked by the events of 9/11 in NYC, bringing real estate to a halt and resulting in a market shift in Aspen as clients were looking for a safe place to raise their families, rather than just vacation homes. Aspen hosted the CAR summer conference where Past Presidents conducted guided tours @ the Silvertree Hotel. Due to adverse weather conditions (a snowstorm in June) the Keynote Speaker could not fly in and the CEO of Aspen Ski CO., Pat O'Donell, stepped in.

2002 Hetta Heath :: The B2B REALTOR® communication system launched. A big challenge was the "sign issue" related to size, appearance and too many signs making the community look like the whole town was for SALE. The decision was made allowing one sign and one arrow sign per property. Another positive community accomplishment the board was especially proud of was a work day at Ashcroft which included cleaning and restoring many of the log houses and the Saloon before the summer season started. There was a great REALTOR® turnout, it was fun, worthwhile and a lot got accomplished.

2003 Mary Anne Meyer

2004 Carmelo (Sonny) D'Anna :: Zillow launched a property search website, changing the dynamics of the consumer search process.

2005 Georgia Kopelousos :: Aspen and Glenwood Springs merged their MLS systems, creating Aspen/Glenwood MLS, Inc. ABOR moves out of Aspen (ABC) and purchases its current office location in Basalt. This move was featured in the local media "even REALTORS® can't afford to office in Aspen".

2006 Ed Foran :: 2007 Rod Woelfle

2008 Sarah Woelfle :: Technology was coming into its own and many Aspen agents didn't want to "share" data with the outside world such as data feeds, etc. They thought their value rested on keeping the knowledge close to the vest. The main focus was strengthening the combined MLS and warding off attempts to break it apart.

2009 Brian Leasure :: Aspen & Glenwood MLS data base merger was the main focus, fractional properties emerged in the RE market in Aspen.

Highest recorded number of MLS participants in ABOR history: Aspen: 735, Glenwood: 382 TOTAL Members: 1127.

2010's

2010 Ryan Anslin :: 2011 Cally Shadowshot

2012 Bennett Bramson :: In Aspen: created sign recommendations for the city. Re-instituted the Broker Forms for Managing Brokers. Keeping an eye on Zillow and Trulia. Residential Rentals category was added to MLS. "Aspen REALTORS®: We Are Your Community." To enhance communications, board members personally visited each real estate office.

2013 Andrew Emmann :: Increased communication with the membership was a noted accomplishment. City of Aspen zoning changes were forefront in the news. Consideration of separating the Aspen and Glenwood MLS's into two separate MLS's was a constant discussion for the board.

2014 Karen Toth :: The primary focus of the board included: the syndication of ABOR's public facing website: aspenglenwoodmls.com and a monthly commitment of community support to local non-profits. ABOR contributed over \$50,000 locally.

2015 Tory Thomas :: A growing threat was a national MLS system. A focus was inviting new leadership to get involved, particularly younger members. Launched the Aspen REALTOR® electronic newsletter.

Hired new AE, Board Attorney, Board CPA and GAD who monitors all City Council meetings to inform ABOR of real estate related issues. ABOR was instrumental in changing the mitigation fees from \$73. per square foot to \$42. per square foot. Record breaking scholarship fundraising income.

2016 Brenda Wild :: MLS Syndication and MLS Mergers nationwide are a top trend as ABOR strives to maintain MLS autonomy. Other MLS's offer cash for Aspen's notable database. Cybercrime is a threat to the industry. ABOR responded with increased education to the membership. Another record breaking year for scholarship fundraising efforts, the Technology Helpline was added as a benefit of membership, and ABOR's RPAC goal was achieved.

2017 Chris Lewis :: Donald Trump, US President. ABOR pays off the mortgage balance on their building in Basalt to make better use of reserve funds. REALTOR® community collaborates with Pitkin County Emergency Services and the State on Wildfire awareness and the promotion mitigation activities. ABOR facilitates Aspen Sign Code Amendment Input process, and ABOR's RPAC goal was achieved.

2018 Jackson Horn :: Multiple office mergers – resulting in numerous associate transfers and office closures. ABOR is researching health insurance as a member benefit. A recent membership survey revealed that REALTOR® education is the #1 most valued benefit of ABOR – driving an increase of educational offerings in 2018. Advocacy is also a focus of ABOR, combined with conscientiously monitoring any issues impacting local REALTORS® and/or private property rights.



The Aspen Board of REALTORS®, The Voice for Real Estate in the Roaring Fork Valley, EST. 1972, is a trade association providing education, advocacy, innovative tools and professional support to its membership. The members of ABOR are committed to developing and promoting a balanced and thriving community through service, professionalism and community giving.

CALENDAR OF EVENTS

MAY
JUNE
2018



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

**BASALT
CARAVAN**

MAY
9, 23
JUNE
6

9:30 – 11:30

**SNOWMASS
CARAVAN**

MAY
16, 30
JUNE
13

9:30 – 11:30

**ASPEN
CARAVAN**

MAY
10, 17, 24, 31
JUNE
7

9:30 – 11:30

**Caravans will not take place on Spring Tour Dates*

Spring Tour

April 23, 25, 27, 30

May 2, 4

SAVE THE DATE:

Thursday June 21st

ABOR Broker Forum & Top 10 Legal
Things for REALTORS® with Scott Peterson

**MAY
2**

Board of Directors Meeting
@ ABOR Office

**MAY
8**

RSPS, with Holly Mabery
@Inn at Aspen

**MAY
17**

Mold in the Home
with Michael Moran, @ ABOR

**MAY
22**

ABOR New Member Orientation
@ ABOR

**MAY
23**

Code of Ethics Course
with Adrian Rippy-Sheehy @ ABOR

**MAY
24**

SOLD Safety Class
with Cheryl Lacy, @ ABOR

**MAY
30**

**CTMe Contracts
(Intermediate & Advanced)**
with Noah Jones, @ ABOR

**JUN
7**

ABOR Scholarship Pre-party
@ Shlomo's

**JUN
8**

ABOR Golf Tournament
@ SMC

Lenders with the power to make decisions and deadlines.

Straightforward. Flexible. Local.
See us for all your banking needs!



David Lysaught
Vice President - Roaring Fork Valley Market
David.Lysaught@efirstbank.com
970.429.6200
NMLS ID# 566047



Tyler Barletta
Assistant Vice President - Roaring Fork Valley Market
Tyler.Barletta@efirstbank.com
970.429.6203
NMLS ID# 1072402



efirstbank.com

banking for good



Member FDIC

News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

Aspen

City Backs Off Mobility Plan

City of Aspen officials said they got the message from downtown business owners and have taken a controversial plan off the table that would cut 15 parking spaces while turning three blocks of Hopkins Avenue into a one-way with dedicated bike lanes, the Aspen Daily News reported....[MORE](#)

Racquet Club Eyed for Housing and Park

An alternative to a proposed free-market-townhome-driven development for prime open land owned by the Smuggler Racquet Club is starting to emerge that would involve tapping public funds to see the property used for employee housing and a park, the Aspen Daily News reported....[MORE](#)

Crystal Palace Joins Building Queue

City of Aspen officials are reviewing a building-permit application from developers who plan to convert the Crystal Palace and neighboring lot into a luxury boutique hotel, though it's unclear precisely when construction would start, the Aspen Daily News reported....[MORE](#)

Snowmass

February Sees Highest Occupancy Ever

February paid occupancy in Snowmass Village hit an all-time record for the month, according the Aspen Daily News. Occupancy was 78.2 percent for February in Snowmass, which is up 3 percent over last year and slightly ahead of the previous record of 77.9 percent occupancy set in Feb. 2015. Officials said group bookings and more snowfall helped boost numbers....[MORE](#)

Scaled Down Town Center Presented to Council

Developers presented a smaller-scale proposal of the new Snowmass Center to town council, appeasing both officials' and residents' concerns over the previous size of the project, the Aspen Times reported. Eastwood Snowmass Investors purchased the Snowmass Center and its neighboring parcel from Related Cos. for \$16 million in 2016....[MORE](#)

Basalt

Basalt Raises Minimum Age to Purchase Tobacco

Basalt is close on Aspen's heels with groundbreaking legislation to try to decrease smoking and use of tobacco products by children and young adults, the Aspen Times reported....[MORE](#)

Carbondale

Mana Foods Opens in Dandelion Market

Mana Foods opened its doors in the former Dandelion Market location, the Sopris Sun reported. Mana means spiritual nourishment, and that's exactly what the husband-and-wife team who co-own the store want to bring to the community—the store is just one arm of their larger nonprofit ashram. The store will specialize in local and organic product.

Glenwood Springs

Retail Sales Off to Strong Start in 2018

With the Grand Avenue bridge detour and its related business impacts fading in the rearview mirror, Glenwood Springs started 2018 on the right foot when it came to retail sales in the city, the Glenwood Springs Post Independent reported.

Sales taxes were up nearly 1.5 percent in January, thanks to strong performance in several key sectors including general merchandise, or "big box" sales, which opened 2018 more than 11.5 percent ahead of the same month last year. Sales of clothing and accessories were also up more than 31 percent, food sales were up 14.5 percent, and miscellaneous retail, which takes in many of the independently owned downtown shops, was up 14.2 percent....[MORE](#)

Pitkin County

RFTA Bans Booze on Buses

The Roaring Fork Transportation Authority board of directors voted unanimously to ban the consumption of alcohol on the local public transportation system, the Aspen Daily News reported. The move to all-out prohibition represents an evolution from a time, not so long ago, when RFTA had no regularly enforced alcohol policy. Eventually, the policy required that no one board the bus with an open container, though what passengers did after that with any alcohol they might have been carrying was their business....[MORE](#)

Parking Lot, Facilities Approved for Prince Creek

Pitkin County commissioners approved efforts to build a 35-space parking lot for mountain bikers and hikers on the lower portion of Prince Creek Road, the Glenwood Springs Post Independent reported....[MORE](#)



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Thursday, June 7th, 2018

5:00 pm to 8:00 pm

Kickoff to Summer Pre-Party



IT'S TIME TO
THINK ABOUT

Golf!

Friday, June 8th, 2018

34th Annual REALTOR® Golf Classic Scholarship Tournament



Kick-Off to Summer Celebration - Join us at Shlomo's from 5pm-8pm on Thursday, June 7th, for an evening of bidding on live & silent auction items, libations, fun, good food and networking. If you have a great item or service to donate, please use the **Sponsor and Donation Form** or the **Silent Auction Form**. Register for the Pre-Party today!

34th Annual REALTOR® Scholarship Classic - Join us for a beautiful day at the Snowmass Club Golf Course on Friday, June 8th, supporting our kids & giving back to our community! Watch the 2017 REALTOR® Classic Golf Video by clicking the link provided.

Sponsorship Opportunities Still Available! Please join our generous sponsors in supporting this event.

Your continued support and participation is truly appreciated!

[Click here](#) for the Sponsorship & Donation Form

[Click here](#) for the Team & Player Form

[Click here](#) for the Silent Auction Donation Form

[CLICK HERE](#) for the 2017 Golf Video.



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



Professional Development Calendar



Holly Mabery
Realty ONE Group

Resort and Second Home Property Specialist

The RSPS is a hands on look at working with buyers & sellers in this speciality market. This class helps break down how to work with both investors focused on their bottom line and families looking for recreation. This 1-day course will add tools to your tool box and provide strategies to enhance and grow your business.

May 8th | 8:30am-4:30pm | 7hrs CE | \$150 | Inn at Aspen

[Click Here to Register](#)



Michael Moran
Pillar to Post

Mold in the Home

This course will teach you: Some of the characteristics of mold, how it grows and sources, how to control mold, methods of cleaning it and remediating, and how to put this into perspective for a client.

May 17th | 9:00am-10:00am | 1hrs CE | Free | ABOR

[Click Here to Register](#)



Adrian Rippy-Sheehy
Professor of Real Estate

New Member Orientation & Code of Ethics

This is a mandatory (free) new member orientation, followed by a 3-hour Code of Ethics course & MLS training.

May 22nd | 9:00am-1:00pm | 3hrs CE | Free | ABOR

Code of Ethics

REALTORS® are required to complete an ethics training within two-year cycles. A new two-year cycle began January 1st, 2017. The deadline for this cycle is December 31st, 2018.

May 23rd | 9:00am-1:00pm | 3hrs CE | \$40 | ABOR

[Call ABOR to Register](#)



Cheryl Lacy
Independent Director

S.O.L.D. Safety Class (Situational Awareness, OODA Loop, Leveling the Playing Field, Deciding to Win)

Agents who take this course will learn how to pay attention to and monitor their surroundings in a calm and relaxed manner. This class will teach agents to reduce their vulnerability, to protect both themselves and their clients.

May 24th | 9:00am-11:00am | 2hrs CE | \$20 | ABOR

[Call ABOR to Register](#)



Noah Jones
CTM Software

Intermediate CTMe Contracts Class

This is an intermediate level course reviewing CTMe Contracts.

May 30th | 10:00am-12:00pm | 2 hrs CE | Free or \$20 with CE Credit | ABOR

[Click Here to Register](#)

Advanced CTMe Contracts Class

This is an advanced level course reviewing CTMe Contracts.

May 30th | 1:30pm-3:30pm | 2 hrs CE | Free or \$20 with CE Credit | ABOR

[Click Here to Register](#)



Scott Peterson
General Counsel for CAR

10 Legal Things for REALTORS®

This course is an overview of the top 10 legal things currently impacting real estate licensees.

June 21st | 1:00pm-3:00pm | 2hrs CE | \$35 | Inn at Aspen

[Click Here to Register](#)

The Aspen Board of REALTORS® Presents:
Resort and Second-Home Property Specialist



Instructor: Holly Mabery



Tuesday, May 8th ~ 8:30am-4:30pm ~ Cost: \$150



Holly Mabery
Realty ONE Group

7 Hours of CE Credit

This RSPS Designation Course is a hands on look at working with buyers & sellers in this speciality market, instructed by Holly Mabery. We are selling a lifestyle and a potential investment.

This class helps break down how to work with both investors focused on their bottom line and families looking for recreation. Two different purposes in one location. This 1-day course will add tools to your tool box and provide strategies to enhance and grow your business.

Location: Inn at Aspen
[Click Here to Register](#)

ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

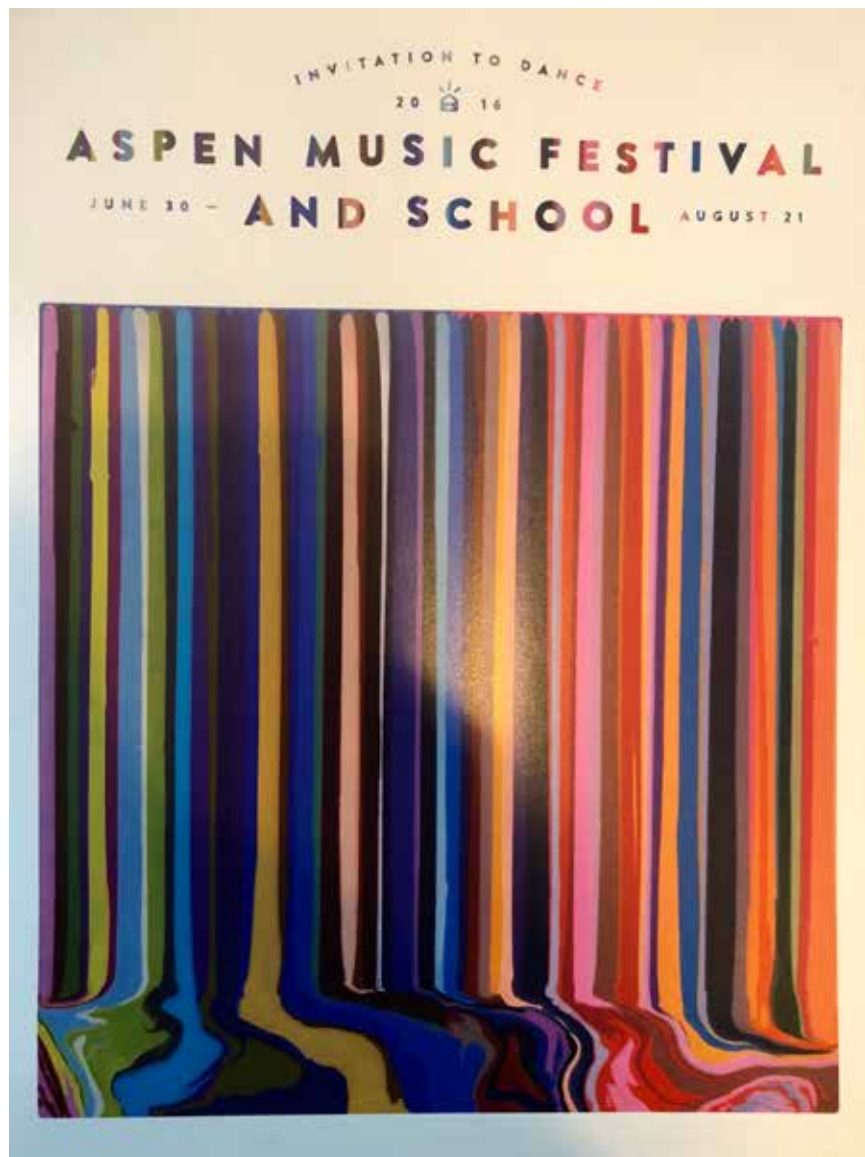
For more information please contact ABOR at:
970.927.0235 ~ www.aspenrealtors.com
23400 Two Rivers Road, Suite 44, Basalt, Co, 81621



ABOR BRIEFS

Aspen Music Festival and School

For 31 years, the Aspen Board of REALTORS® has conducted an annual fund drive to benefit the **Aspen Music Festival and School**. As one of our area's most visible nonprofits, the AMFS contributes more than \$60 million to the local economy each year, attracting more than 100,000 patrons and prospective homebuyers to the region during the summer season. Thanks to the REALTOR® campaign, we have raised over one million dollars for the AMFS over the past three decades. These funds provide much-needed student scholarships, support artist-faculty, and supply year-round music education for children and families in the Roaring Fork Valley. This year's campaign is coming to an end soon, so if you have not done so already, please consider making a contribution today by visiting www.aspenmusicfestival.com/REALTORFund. A gift of at least \$100 made by Tuesday, May 1 will ensure you receive special recognition in the AMFS's summer program book!





From Left: Kurt Beereboom-Title Officer, Julie Morrah-Manager, Jenny Luu-Escrow Officer and Amanda Libra-Escrow Assistant

Stewart Title of Aspen

620 E. Hopkins Ave.
Aspen, CO 81611
(970)925-3577 main
AspenOrders@Stewart.com

We're growing our
locations to help
grow our relationship
with you.



We are pleased to reintroduce Kate Staskauskas and Stewart Title of Basalt. Serving Pitkin, Eagle and Garfield Counties.

Kate Staskauskas

Senior Escrow Officer
Stewart Title of Basalt
970-927-7644
Kate.S@Stewart.com

stewart title

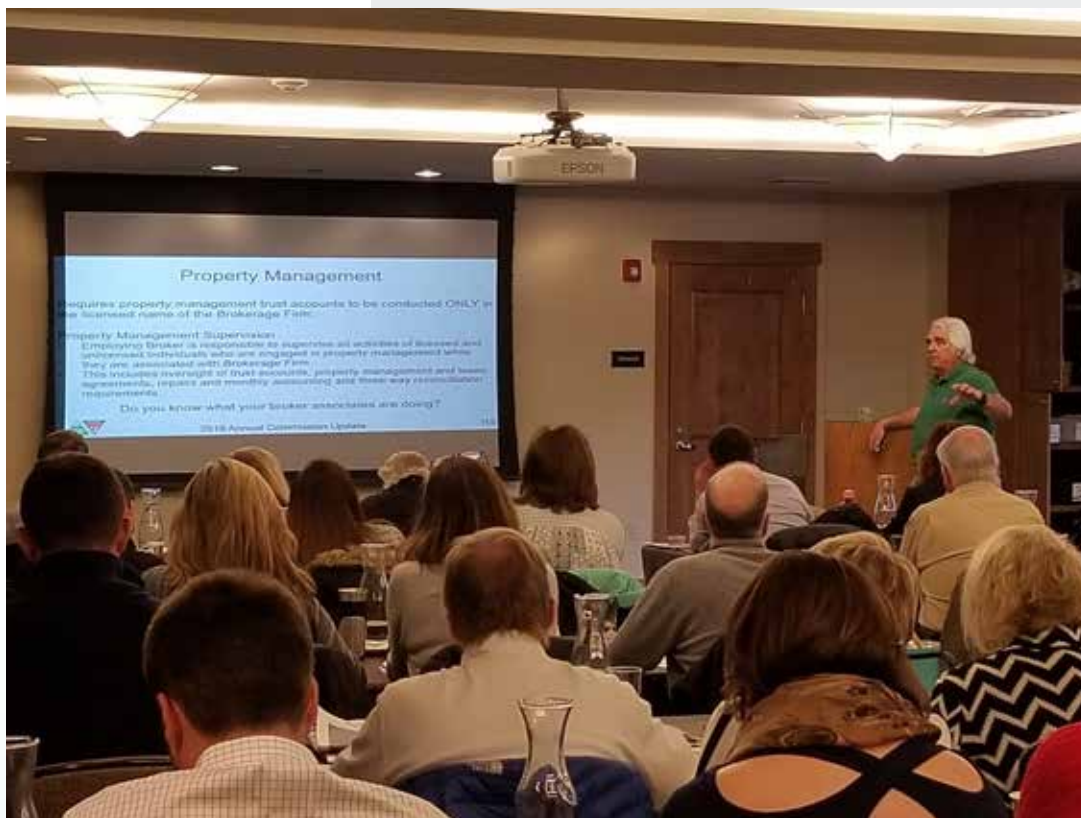
Real partners. Real possibilities.™



WHAT'S TRENDING



Colorado Contracts & Forms Review and
CREC Annual Commission Update 2018
with John Wendt





ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Spring Tour Committee



[Click Here](#) for the Wildland Fire Action Guide



Your local lender.

Let's chat today. I'm in the neighborhood.

Ryan Beckman | 970.927.1000

Sales Manager / Loan Officer | NMLS 368681



723 East Valley Road • Suite 202 • Basalt, CO 81621
Office located upstairs from Starbucks

Apply online
guildmortgage.com/ryanbeckman

Guild Mortgage Company is an equal housing lender. Company NMLS 3274. LMB 100034393. All loans subject to underwriter approval.

Guild
mortgage



WHAT'S TRENDING



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Jobs: They're Not What They Used to Be

Elliot Eisenberg, Ph.D., GraphsandLaughs, LLC

During every business cycle, economies experience job losses followed by subsequent job gains such that, in time, all job losses are made up, and then some. Between January 2008 and February 2010, almost nine million jobs were lost, but by January 2013 the number of employed Americans had almost fully recovered. The typical good news story, right? Not so fast; the educational attainment of the persons employed in the "recovered" jobs were dramatically different than those in the "lost" jobs. This has profound social and economic implications.

While total employment was virtually unchanged on January 2008 and January 2013, millions of workers without college degrees lost jobs and never regained them. For example, the number of employed Americans with less than a high school diploma fell by roughly 1.6 million; the number of high school graduates with jobs fell by about 2.8 million; and the number employed with some college, but no B.A. fell by 225,000. Over that same five years, the number of college-educated Americans with jobs increased by more than 4.3 million!

In the next five years of the expansion, years 2013 through 2017, job growth improved; 10.7 million jobs were created. While every educational group saw gains, the distribution was again severely skewed towards those with more education. Those with less than a high school diploma picked up 744,000 jobs, those with a high school diploma added 720,000 jobs, and employees with some college saw employment gains of 1.6 million. However, college graduates scooped up 7.6 million jobs, or 71% of all new employment, despite being just 36.5% of the labor force in January 2013.

In short, college graduates gained twice as many jobs as predicted by their share of total jobs in January 2013. And that percentage was already meaningfully higher than the 33.6% that it was on December 2007, the eve of the Great Recession. As a result, the share of jobs held by the other three educational groupings declined. It fell by a whopping 22% for those with less than a high school diploma, 11% for those with a high school diploma, and by just 4% for those with some college (and this includes those with two-year degrees). More education clearly mitigates these negative employment trends.

What is so troubling is that Americans without college degrees, who currently comprise 60% of the labor force, lose employment opportunities regardless of where we are in the business cycle. Worse, many of the less educated men who lose their jobs drop out of the labor force, depriving the economy of millions of workers. At the same time, the national unemployment rate is at a generational low, and employers are desperate for skilled labor. We will soon reach a point where GDP slows simply because of a lack of available workers.

Even though a college education is immensely helpful, pushing all high schoolers to go is a disservice. Worse, telling those that do not go to college that they are failures just compounds the problem. As a result, more students go to college than ever before, but only 57% of college freshmen complete their degree within six years; many never finish. College should be seen as one option among many.

Another approach is to increase the number of apprenticeship programs. At present, just 0.3% of the total US workforce is in a registered apprentice program, while in Germany it's almost 4%, 12 times higher! These jobs pay well, and their graduates are far more likely to be fully employed.

The nature of work is changing, and new jobs increasingly demand better skilled workers. Earning nothing more than a high school diploma all but guarantees low wages and long spells of unemployment. While college is an excellent solution, stigmatizing those that do not go is harmful. To that end, giving high school graduates who are not interested in college a wider variety of ways to gain vocational skills and demonstrate employability is critical.

Elliot Eisenberg, Ph.D. is President of GraphsandLaughs, LLC and can be reached at Elliot@graphsandlaughs.net. His daily 70-word economics and policy blog can be seen at www.econ70.com. You can subscribe and have the blog delivered directly to your email by visiting the website or by texting the word "BOWTIE" to 22828.





Legal Bites Presented By:



Colorado Association of REALTORS®



Check out the latest Legal Bites, MIC Drop and other informative videos from CAR's collection. [Click Here](#) to View Legal Bites.



**THE AWARDS
KEEP PILING
UP FOR THE
“FASTEST
GROWING
MORTGAGE
COMPANY IN
THE VALLEY”**



Call us today to see how we can help you buy the home of your dreams or help you with refinancing your home.

Glenwood Springs: 970-330-5010 Basalt: 970-279-7095



Bay Equity LLC NMLS ID# 76988



National Mortgage News Top 1% - Top 1% Latino Mortgage Lenders





Government Affairs Corner



Historic Preservation Benefits Survey Available Now

The City of Aspen Community Development department has created a survey to understand the community's perception of the Historic Preservation Program and its benefits. Survey results will be used in a decision-making process, which will begin with City Council in May.

Only about 15% of all the properties in Aspen are landmarks and, therefore, careful management of preservation policies is key. A fundamental aspect of the Historic Preservation Program is the availability of benefits to encourage good historic preservation practices. Benefits allow the City to act as a partner in preservation, providing support to property owners responsible for the stewardship of the community's heritage.

Take [survey here](#).

Carbondale Votes Consider Tax Extension for Local Improvements

Carbondale voters are about to decide whether to extend for an extra 10 years a special property tax that has paid for numerous public improvements around town.

Ballot Issue 2A on the Carbondale ballot does not ask for an increase in the 1.5 mill levy. Rather, it would continue a tax that has been on the books since voters first approved it in 1999, and was reauthorized in 2010.

The so-called "streetscape tax" was used to pay for an array of public improvements, including the streetscape project along Main Street that was done in the early 2000s. Most recently, it paid for the Third Street rehabilitation. And planned for this year is a new sidewalk along Third Street north to Colorado Avenue.

State News – Transportation Infrastructure Compromise Reached

Last week, Democrats and Republicans came to compromise on a bill that would allow voters to approve funding of the state's transportation needs during the 2019 election while still allowing Colorado's citizens to weigh in on ballot measure in November of this year first.

SB18-001, sponsored by Senator Baumgardner (R-Grandby), Senator Cooke (R-Greeley), and Representative Buck (R-Windsor) is the major transportation funding vehicle this legislative session. Last week a major compromise was reached that would allow for annual funding of transportation up to \$250 million a year and it delays this referred measure to the 2019 ballot for Colorado voters. This would allow voters to make their own decisions at the ballot in 2018 on any existing transportation ballot initiatives, but should

all of them fail at the ballot box this year, the legislative compromise would be referred to the voters for the 2019 ballot.

SB18-001, the legislative compromise, would divert 10 percent of state sales and use tax revenue from the General Fund to the State Highway fund and offer CDOT the ability to issue 3.5 Billion in trans-bonds with one-third of the issuance occurring in FY 2018-2019, FY2019-2020, and FY2020-2021. The bill would also require the money to be spent in counties with populations of 50,000 or less (at least 25%), highways (no more than 90%), and transit (at least 10%).

The Colorado Association of REALTORS® (CAR) Legislative Policy Committee (LPC) supports this compromise legislation. And CAR will continue to watch Senate Bill 18-001 as it evolves with budget negotiations.

Real Estate License Renewal Flexibility

HB18-1227, sponsored by Representative Wist (R-Centennial), Representative Herod (D-Denver), and Senator Cooke (R-Greeley) is a clean-up bill for the 2017 real estate sunset bill. In the sunset bill, the expiration date of real estate licenses changed from an anniversary date to a calendar renewal on December 31st of the third year after issuance. However, the legislative legal services committee had a few concerns about some rules promulgated to effect this change and therefore a clean-up bill this year will address those concerns to ensure that real estate licenses can be renewed on the calendar date instead of the anniversary date. CAR's LPC and the Division of Real Estate support this legislation.

Several of our rural members and local boards previously did not have the same access to a quality transition course. Some do not have offerings because only one type of education service provider can offer the course, and this would mean members would have to travel long distances to meet their requirements. Additionally, depending on the timing of their renewal date during that transition period, some transitioning licensees could be closer to a more current annual update course offering and the transition course would be dated since it is only updated once in 5 years. The number of continuing education requirements will remain the same under the amendments, but in the transition license period two annual update courses will be required and the rest of the requirements can be met with elective courses. As amended in the House and Senate committees the bill now will allow for calendar renewals of licenses and clear up some of the confusion around the transition period. On Tuesday, HB18-1227 passed unanimously on third reading in the Senate.



PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.
WE NEED YOUR SUPPORT!



National News – NAR Testifies on Association Health Plans

On Tuesday, March 20th, NAR testified before the U.S. House Education and the Workforce Subcommittee on Health, Employment, Labor and Pensions in support of current regulatory efforts to expand association health plans (AHPs). At the hearing, which focused on U.S. Department of Labor's recently proposed AHP rule, Mike McGrew, a REALTOR® for more than 30 years in Lawrence, Kansas, and former NAR treasurer, expressed NAR's strong support for the rule's provisions to allow self-employed individuals with no employees to participate in association health plans. You can watch the [hearing here](#).

NAR Involved in Anti-Money Laundering Event

Last week, NAR participated in an all-day conference hosted by George Mason University's Terrorism, Transnational Crime and Corruption Center on "Money Laundering in Real Estate." NAR staff presented the industry perspective on a panel along with Nick D' Ambrosia, a REALTOR® broker and SVP of Education and Licensing for Long & Foster Real Estate Companies. Also on the panel were representatives from the American Land Title Association and the American Escrow Association. The conference provided valuable insight in the vulnerabilities of the real estate industry as a target for money laundering schemes. As a result, many in attendance were in favor of increased regulations on the industry as a means to gain more intelligence on buyers and sellers in an attempt to crack down on illicit financing schemes. However, such regulations would prove burdensome and unnecessary given the existing anti-money laundering regulations that already apply to U.S. financial institutions.

2018 Governmental Affairs Priorities of the National Association of REALTORS®

Increasing Homeownership Nationwide

Unfair Zoning Regulations

Preserving Tax Incentives

Sales Taxes on Services

Federal Mortgage Guarantees

Land Use Issues and Wildfires

Sign Ordinances



NATIONAL
ASSOCIATION of
REALTORS®

usbank.com/mortgage

Introducing
**Lynne
Billac**
of our
**Home
Mortgage
Team**

usbank

Call today, and put my
knowledge to work for you.

Lynne Billac
Mortgage Loan Originator
420 E. Main Street
Aspen, CO 81611
970-948-2453
lynne.billac@usbank.com
NMLS #: 502305



Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Visit usbank.com to learn more about U.S. Bank products and services. Mortgage, Home Equity and Credit products are offered by U.S. Bank National Association. Deposit products are offered by U.S. Bank National Association. Member FDIC. ©2017 U.S. Bank 160035 6/17

MEMBERSHIP REPORT

February 2018

For MLS Support or Questions:

Suzanne Frazier
970.963.3137
suzanne@flexmls.com



New REALTOR® Members

Doug Faurer
Alpine Property Management
Hank Carter
Aspen Signature Properties

New Offices

Compass
Snowmass

New Secondary Members

Lisa McCann
Keller Williams Mountain Properties

Reinstated Members

Jennifer Marcum
ENGEL & VÖLKERS
Ann Marcus
Aspen Snowmass Sotheby's International
Realty

Company Changes

Jonathan Boxer
Douglas Elliman
Margaret Jandegian
Compass - SMV
Monica Viall
Palladium Properties
Nancy Patton
Douglas Elliman

Membership Stats Thank you for your business!

REALTOR® Members - 652
Primary - 623
Secondary - 29
Non-Members - 7
Affiliates - 44



New Affiliate Members

First Western Trust –
Elise Cohen & Charles Bantis
True North Management
Tripp Adams



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

WELCOME

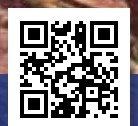
Foley Publications, Inc. located in Denver, Colorado, is proud to partner with the **Aspen Board of REALTORS®**. Together we provide a professional, interactive monthly e-magazine for the Association's membership.

PLACE YOUR AD IN THIS OFFICIAL PUBLICATION THAT ABOR REALTORS® GET, USE AND TRUST FOR THEIR INFORMATION.

For advertising information, please contact Ned Foley at 303-758-7878 or visit our website at foleypub.com.



Publications, Inc.



30+ Years of Real Estate Publishing Excellence!



MLS CYBERCRIME AND CYBERSECURITY BEST PRACTICES

CHLOE HECHT, NAR SENIOR COUNSEL

Implement appropriate policies and programs, keep them updated, and enforce them.

- Educate and empower yourself, employees, licensees, business partners, clients.
- Keep security programs, anti-virus up-to-date.
- Back up crucial data and programs.
- Stay up-to-date on applicable laws.

We are a technology-driven industry in a technology driven world.

- Evaluate your business's cybersecurity risk, then implement reasonable precautions within your budget.
- Best defense: Education.

[Wire Fraud Landing Page](#)

[Sample Wire Fraud Notices](#)

[Video Alerts and Education](#)

[Data Privacy and Security](#)

[Cyber and Fidelity Insurance Report](#)

[Articles](#)



Home Inspection the Pillar To Post Way

Same-day report for faster closings
Exclusive Home Inspection Packages
Convenient scheduling



Michael Moran
970-390-0017
moranteam@pillartopost.com

Request an inspection today!

pillartopost.com/mikemoran

MARCH 2018



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 10K, a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[**Aspen Report March 2018 >>>**](#)

[**Basalt Report March 2018 >>>**](#)

[**Carbondale Report March 2018 >>>**](#)

[**Glenwood Springs Report March 2018 >>>**](#)

[**Marble Report March 2018 >>>**](#)

[**Missouri Heights Report March 2018 >>>**](#)

[**New Castle Reports March 2018 >>>**](#)

[**Old Snowmass Reports March 2018 >>>**](#)

[**Redstone Reports March 2018 >>>**](#)

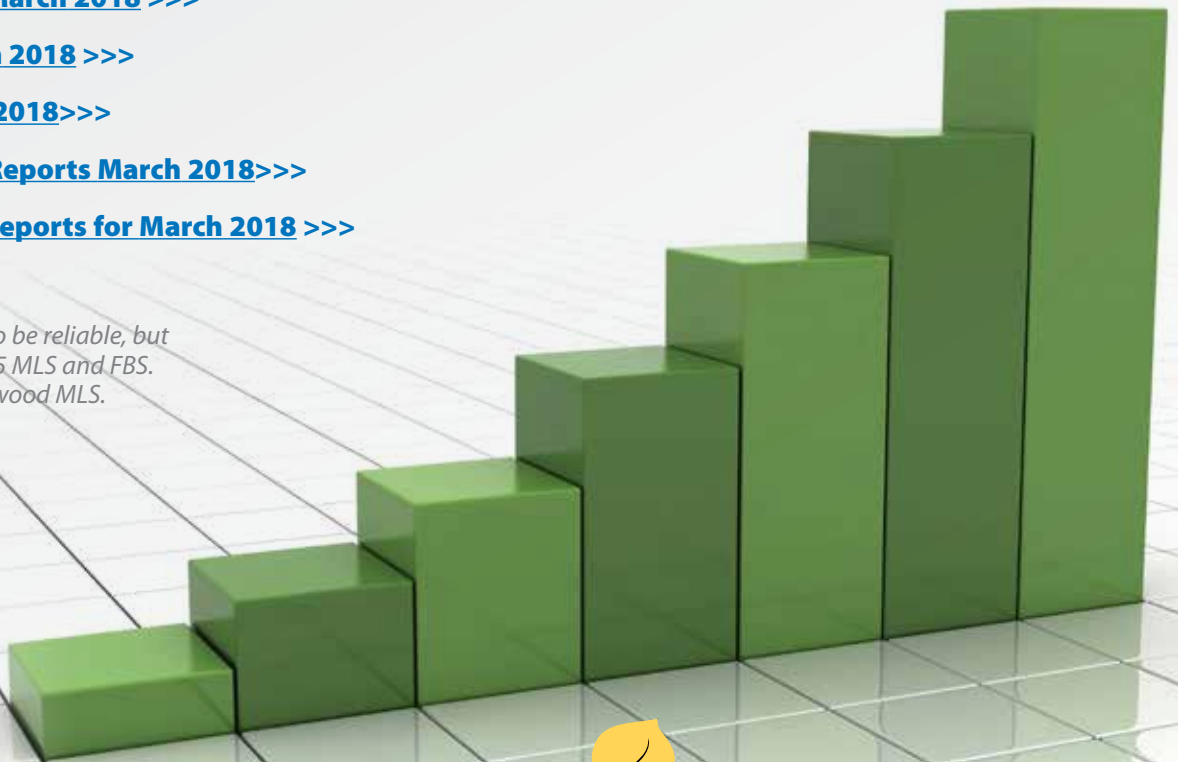
[**Rifle Reports March 2018 >>>**](#)

[**Silt Reports March 2018 >>>**](#)

[**Snowmass Village Reports March 2018 >>>**](#)

[**Mountain District Reports for March 2018 >>>**](#)

*Information is deemed to be reliable, but
is not guaranteed. © 2015 MLS and FBS.
Prepared by Aspen Glenwood MLS.*



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

FREE Member Benefit Brought To You By:



FREE Technology Helpline

VOTED best new member benefit of 2016 ...

call 877.573.8102 and get technology help today!

[Click here](#) for Four Simple Steps You Can Take to Optimize Windows 10 Performance

FREE Member Resource

877-573-8102

M-F 7am -6pm

Sat. 7 am - 3 pm

www.techhelpline.com

CAR LEGAL HOTLINE

For More Information Visit:

<http://www.coloradorealtors.com/legal-hotline/>

The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.



colorado association of
REALTORS®